



**STAFF REPORT  
HOLLISTER CITY COUNCIL  
MEETING DATE: August 4, 2025  
REPORT # Community Development-2025-47**

**AGENDA ITEM: A RESOLUTION ADOPTING A TEMPORARY ANNEXATION POLICY DURING THE 2040 GENERAL PLAN UPDATE**

**DEPARTMENT:** Community Development  
**DEPARTMENT HEAD:** Rod Powell, Assistant City Manager  
**STAFF CONTACT:** Eva Kelly, Planning Manager

**RECOMMENDED ACTION:** Hold a public hearing and adopt a resolution establishing a temporary annexation policy during the 2040 General Plan Update.

**DISCUSSION:** At the November 6, 2023 City Council meeting the City Council considered a policy that would defer the acceptance of individual general plan amendment and annexation requests during the ongoing 2040 General Plan Update. Following the discussion, the City Council moved to pause the acceptance of all applications for rezoning for future annexation and general plan amendments until the adoption of the 2040 General Plan.

On December 3, 2024 the City Council adopted Resolution 2024-201, which adopted the 2040 General Plan. General Plan Amendments go into effect 30 days following their adoption. However, prior to the 2040 General Plan taking effect, a referendum petition was filed in opposition to the plan's adoption.

On March 3, 2025, in response to the referendum petition, the City Council adopted Resolution 2025-26, which repealed Resolution 2024-201 and the 2040 General Plan in their entirety. The City Council's November 6, 2023 motion remained in place, pausing the acceptance of applications for general plan amendments and annexation requests.

On April 21, 2025, the City Council discussed updating the 2005-2023 General Plan and provided specific direction regarding a focused update utilizing previous analyses prepared during the preparation of the 2040 General Plan Update. Also during this hearing the City Council considered all active applications on file with the Planning Division for both general plan amendment and rezoning for future annexation requests. The City Council adopted resolutions denying those filed requests for initiation of new general plan amendments and annexations, and directed that all other active applications should be revised, if necessary, to allow for them to be approved only after the adoption of the City's General Plan Update.

On June 2, 2025 the City Council adopted a resolution authorizing the execution of a contract amendment with Placeworks Inc. to update the 2005-2023 General Plan in accordance with the April 21, 2025 direction.

As the City has determined to initiate a new citywide general plan update, staff are recommending that the policy regarding the deferral of acceptance of new annexation applications during this process be adopted as a written policy, rather than a stated

motion as was previously adopted by Council on November 6, 2023. This will provide clarity to staff and potential applicants, as well as will clearly indicate the intent and scope of the policy. Processing multiple applications that amend the City's General Plan (including the City's own General Plan Update) simultaneously greatly complicates the analysis of each project, particularly related to the environmental study, and has a direct negative cost and timeline implications for all involved projects. This policy is intended to provide clear direction to potential applicants that the City's priority is to efficiently process and complete the Citywide 2040 General Plan Update in terms of both direct financial costs, but also in indirect allocation and focus of staff resources. The policy is beneficial to potential applicants because they can have a clear understanding of the City's stance on annexations or general plan amendment proposals while the City is undertaking its own citywide plan update, and applicants will not need to pay application fees for filing applications that would otherwise be recommended for denial. Applicants are encouraged to become involved in the City's General Plan Update process to understand the City's future planning.

This policy will preserve the active applications' ability to continue their own process, set up to follow the adoption of the City's General Plan Update, as directed by the Council on April 21, 2025. The policy will also allow for the processing of the city-initiated annexation of the parcel located at 1285 McCray Street, which was conditioned and agreed upon between the City and Prospect Re LLC, as part of the executed Agreement for Purchase and Sale of Surplus Real Property and Joint Escrow Instructions (dated October 15, 2024) related to the sale of the neighboring parcel by the City. This annexation will not have an impact on the General Plan Update because the parcel to be annexed contains an existing facility, no development is proposed on the parcel being annexed, and no change of land use is proposed either by the annexation itself, nor by the General Plan Update that would have an impact on the environmental analysis being prepared.

If the City Council chooses not to adopt this policy, staff recommends that the Council move to retract the November 6, 2023 motion to pause and to reinstitute standard application acceptance and processing procedures for rezoning and general plan amendment applications.

**FISCAL IMPACT:** None

**PREVIOUS COUNCIL OR COMMISSION ACTION:**

November 6, 2023 – City Council moved to pause acceptance of all annexation and general plan amendment applications until the adoption of the 2040 General Plan.

December 3, 2024 – City Council adopted Resolution 2024-201 adopting the 2040 General Plan.

March 3, 2025 – City Council repealed the adoption of the 2040 General Plan following a referendum petition (Resolution 2025-26)

April 21, 2025 – City Council provided direction regarding initiating a general plan update following the repeal of the 2040 General Plan.

June 2, 2025 – City Council authorized the execution of a contract to update the 2005-2023 General Plan.

**CEQA:** The adoption of this policy is not a project subject to CEQA.

**ATTACHMENTS:**

1. Resolution adopting a Temporary Annexation Policy